



Deepak Madhukar Jadhav

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Civil & Criminal Court, Chalisgaon.
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FORMAT - A

LEGAL TITLE REPORT

Subject : Title Clearance Certificate with respect to Survey No. 423/3/A/B, Plot No.03, area admeasuring 337.62 sq. mtrs. situated at Chalisgaon, Dist. Jalgaon within the limits of Municipal Corporation, Dist. Jalgaon (hereinafter referred to as "the said plot").

1) I have investigated the title of the said plot on the request of Mr. Rakesh Bhimrao Borse (Name of Owner / Promoter / Developer / Company) and following documents i.e. :-

1) Description of property : Survey No. 423/3/A/B, Plot No.03, area admeasuring 337.62 sq. mtrs. situated at Chalisgaon, Dist. Jalgaon within the limits of Municipal Corporation, Dist. Jalgaon which is bounded as under

On or towards East :	Plot No. 02
On or towards West :	Plot No. 04
On or towards South:	18 Meter Road
On or towards North:	Part of Plot No. 6, 7 and 8

2) The documents of allotment of plot such as :

- a) Photo copy of Gift Deed of Transferable Development Right (TDR) Dt. 13/11/2018, duly registered at the office of Hon'ble Joint Sub-Registrar, Class-II at Chalisgaon, at Sr. No. 3529/2018.
- b) Photo copy of Non-Agricultural Tax paid receipt Dt. 02/06/2023 bearing No. 1633542 issued by Talathi, Chalisgaon Cit, Tal. Chalisgaon, Dist. Jalgaon.
- c) Photo copy of Final Lay-out plan approval letter Dt. 15/06/1988 bearing outward No. 143/1769, issued by Hon'ble Assistant Director of Town Planning, Jalgaon.
- d) Photo copy of Non Agricultural permission vide order Dt. 15/11/1988 bearing No. Land/1988/SR/120, issued by Hon'ble Sub Divisional Officer, Chalisgaon, Part Jalgaon, Dist. Jalgaon.

- e) Original Sale Deed Dt. 14/12/2010 duly registered at the office of Hon'ble Joint Sub-Registrar, Class-II at Chalisgaon, Original Registration No. 6699/2010.
- 3) The Digital Computerized 7/12 extract Dt. 23/05/2023 of Survey No. 423/3/A/B. Mutation Entry No. 11937, 11507, 12393, 13052, 20968, 33417, 39178 and 54929.
- 4) Search report for 30 years from 1994 to 2023.
- 2) On perusal of the above mentioned documents and all the relevant documents relating to title of the said property, I am of the opinion that the title of Mr. Rakesh Bhimrao Borse is clear, marketable and without any encumbrances.

Owners of the land

1. Mr. Rakesh Bhimrao Borse Survey No. 423/3/A/B, Plot No.03.
- 3) The report reflecting the flow of the title of the owner Mr. Rakesh Bhimrao Borse on the said land is enclosed herewith as annexure.

Encl : Annexure.

Adv. Deepak M Jadhav

Date : 27th April, 2024



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Annexure

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

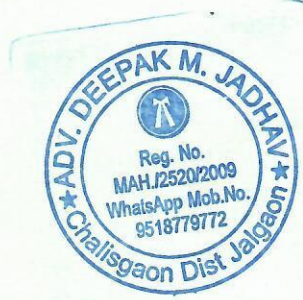
- 1) 7/12 extract as on the date of application for registration.
- 2) Mutation Entries :
 - a) It appears from Mutation Entry No. 11937 that duly certified that, Mr. Onkar Bhaurao Marathe and others have applied Non Agricultural purpose said property and by order No. 1988/SR/120/88, Dt. 15/11/1998 of the Collector, Jalgaon land admeasuring 1 H. 87 R. issued order Dt. 15/11/1988 of the Maharashtra Land Revenue Code, 1966 and rules made thereunder granting the land owner Mr. Onkar Bhaurao Marathe and other permission for Non Agriculture utilization of Survey No. 423/3, Area admeasuring 1 H. 87 R. at Chalisgaon City, Dist. Jalgaon for residential purpose.
 - b) It appears from Mutation Entry No. 11507, duly certified that, Mr. Onkar Bhaurao Marathe and others have sold out land admeasuring 0 H. 81 R. out of 1 H. 87R. of land Survey No. 423/3, at Chalisgaon City, Dist. Jalgaon to Madhuri Ramesh Awate and others for Rs. 80,000/- by sale deed Dt. 13/10/1988. Therefore name of purchaser was entered as owner and possessor in revenue records of the said Survey. To that effect Mutation Entry No. 11507, Dt. 22/10/1988, duly certified is mutated accordingly.
 - c) It appears from Mutation Entry No. 12393, duly certified that, Mr. Onkar Bhaurao Marathe and others have sold out land admeasuring 0 H. 79 R out of 1 H. 87R. of land Survey No. 423/3, at Chalisgaon City, Dist. Jalgaon to Madhuri Ramesh Awate and others for Rs. 80,000/- by sale deed Dt. 07/05/1989. Therefore name of purchaser was entered as

owner and possessor in revenue records of the said Survey. To that effect Mutation Entry No. 12393, Dt. 07/05/1989, duly certified is mutated accordingly.

- d) It appears from Mutation Entry No. 20698 duly certified that, Madhuri Ramesh Awate and others have sold out Plot No. 03 of land Survey No. 423/3/A/B admeasuring 337.62 sq. mtrs. at Chalisgaon City, Dist. Jalgaon to Usha Kamalakar Deshpande for Rs. 34,000/- by Sale Deed Dt. 18/01/1990. Therefore name of purchaser was entered as owner and possessor in revenue records of the said Survey. To that effect Mutation Entry No. 20968, Dt. 16/08/1999, duly certified is mutated accordingly.
- e) It appears from M.E. No. 33417, duly certified that Usha Kamalakar Deshpande have sold out Plot No. 03, of Survey No. 423/3/A/B admeasuring 337.62 Sq. Mtr., at Chalisgaon City, Dist. Jalgaon to Saiyyadabi Estak Khatik for Rs. 1,37,000/- by sale deed Dt. 07/07/2007. Therefore name of purchaser was entered as owner and possessor in revenue records of the said Survey. To that effect Mutation Entry No. 33417, Dt. 07/07/2007, duly certified is mutated accordingly.
- f) It appears from M.E. No. 39178, duly certified that Saiyyadabi Estak Khatik have sold out Plot No. 03, of Survey No. 423/3/A/B admeasuring 337.62 Sq. Mtr., at Chalisgaon City, Dist. Jalgaon to Alka Bhimrao Borse for Rs. 1,50,000/- by sale deed Dt. 14/12/2010. Therefore name of purchaser was entered as owner and possessor in revenue records of the said Survey. To that effect Mutation Entry No. 39178, Dt. 15/12/2010, duly certified is mutated accordingly.
- g) It appears from M.E. No. 54929, duly certified that Alka Bhimrao Borse have Gifted Plot No. 03, of Survey No. 423/3/A/B admeasuring 337.62 Sq. Mtr., at Chalisgaon City, Dist. Jalgaon to her son Rakesh Bhimrao Borse without consideration by Gift Deed Dt. 13/11/2018 which is duly registered at the office of Hon'ble Joint Sub-Registrar at Chalisgaon, Dist. Jalgaon at Sr. No. 3529/2018. Therefore name entered as owner and possessor in revenue records of the said Survey. To that effect Mutation Entry No. 54929, Dt. 15/11/2018, duly certified is mutated accordingly.
- h) **Building Plan** : Thereafter, Mr. Rakesh Bhimrao Borse prepared building plan for the erection of residential project over Plot No. 03 of land Survey No. 423/3/A/B, admeasuring 337.62 Sq. Mtrs. at Chalisgaon, Dist. Jalgaon which is sanctioned by Hon'ble Executive Engineer, Town Planning Department, Chalisgaon Municipal

Corporation vide sanction of building permit and commencement certificate Dt. 22/11/2019 bearing No. Land/BP/C2/95/2018.

- 3) I have taken search from year 1994 to 2023 in the office of Hon'ble Sub-Registrar, Chalisgaon vide Government Receipt No. MH002470184202324P, Dt. 23/05/2023. I have not found any charges or encumbrances during the period of investigation.
- 4) Any other relevant title : N.A.
- 5) Litigations if any. : No.



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